

Meadow Pointe I Community Development District Rental Request Form
CLUBHOUSE "A" Party Room (NO POOL ACCESS)

Rental Fees for Use by MP One, CDD residents:

Licensee must give at least 24 hour cancellation notice to receive refund of rental fee. Events will be scheduled for 4 (four) hour blocks which includes setup and cleanup times. One hour in between events. No rentals before 10:00AM.

\$50.00 rental fee + \$3.50 sales tax (\$53.50) for ALL functions.

\$200.00 Deposit for ALL functions.

Rental Fees for Use by all others:

\$300.00 rental fee + \$21.00 sales tax (\$321.00) for all functions

\$300.00 deposit for all functions

1. Name of Licensee: _____ Must be at least 21 years of age and have a MP1 CDD key fob.
2. Proof of Residency is REQUIRED (valid Photo Identification Card) to qualify for resident fees.
3. Licensee must be in attendance at all times including the setup and cleanup of the function. _____
4. Rental time _____ to _____ on _____ includes setup and cleanup of event. _____
5. All functions, including cleanup must end by the time specified in agreement. _____
6. For profit functions require a separate agreement approved by the Board of Supervisors. _____
7. The room capacity is 60 persons and may not be exceeded. _____
8. ABSOLUTELY NO ALCOHOL IS ALLOWED on CDD Property at any time. _____
9. No smoking, vaping, confetti or glitter allowed in the facility. _____
10. Music & Entertainment: No DJs are permitted. Loud, boisterous, or vulgar language or music is prohibited. Licensee is responsible for monitoring the noise level of the gathering. Recorded music may be played. Requests for live music and/or entertainment must be submitted by licensee to the Operations Manager no later than 2 weeks before the event with a full description of the entertainment genre and instruments to be used. The Operations Manager is the FINAL approval authority. The following instruments will be CONSIDERED: Acoustic instruments such as strings (guitars, violin, cello, double bass, banjo, etc.) and woodwinds (flute, recorder, clarinet). No percussion instruments, except an unamplified keyboard. No loud or amplified instruments are permitted. _____
11. ABSOLUTELY NO religious ceremonies/rituals are permitted. _____
12. NO Use of pools, pool deck, courts and playground. _____
13. There are NO EXCEPTIONS to the above. _____
14. Failure to comply with any of the above rules or provisions of the License Agreement will result in discontinuation of the event and forfeiture of the rental fee and deposit. Staff will monitor all activities and noise levels and will determine the appropriateness of the activities and noise levels. _____

I hereby request the use of Clubhouse "A" Party Room as outlined on reverse. I have read and understand all of the rules as outlined above and that I will be required to sign a License Agreement and comply with all its provisions.

Signature of applicant

Provide two checks made payable to MPI CDD (one for rental fee and one for deposit) at time of booking.

Today's Date: _____ **Name of Licensee:** _____

Address (where you live): _____

Home Phone #: _____ **Other Phone #:** _____

Requested Date: _____ **From:** _____ **To:** _____

For Surprise Event, Alternate Contact Name: _____

Alternate Contact Home Phone: _____ **Other Phone:** _____

Type of Event/Function: _____

Number of Guests to Attend: _____

Approved by: _____ **Date:** _____

REQUEST FOR LIVE ENTERTAINMENT:

Today's Date: _____

I hereby request the following live entertainment for the above event:

(Provide a full description of the entertainment genre and all instruments, by type and number, to be used.)

I have read rules 10 and 13, on the front page of this form and fully understand that the Operations Manager is the final approval authority for this request and that I will be fully responsible for compliance with the rules.

Signature of applicant

APPROVED/DISAPPROVED (Operations Manager circle one):

Signature of Operations Manager

CLUBHOUSE "A" PARTY ROOM LICENSE AGREEMENT

This agreement (the "Agreement") is entered into by and between Meadow Pointe Community Development District (the "District"), and _____ (Licensee).

RECITALS

A. The District, pursuant to Chapter 190, Florida Statutes, owns and operates certain recreational facilities located in the Meadow Pointe residential development, in Pasco County, Florida (the "Community"), which includes clubhouses constructed for the use and benefit of the Community residents and

B. Licensee desires to use Clubhouse "A" Party Room facilities for a private party.

AGREEMENT

For and in consideration of _____ rental fee paid by the Licensee to the District, receipt of which is hereby acknowledged, the Licensee and the District covenant and agree as follows:

1. License: The District hereby grants and conveys to Licensee a nonexclusive license to use Clubhouse "A" party room operated by the District, located at 28245 County Line Road, Wesley Chapel, Pasco County, Florida (the "License") on the terms and conditions set forth in this Agreement.

2. Term and Hours: The Term of the License shall be from _____ to _____, on _____. This time includes all setup and cleanup time.

3. Facility Use:

A. Licensee shall use the facility in a careful, legal, and proper manner and shall return the facility in as good a condition as it was prior to use.

B. Licensee assumes all risks of loss or damage to the clubhouse and the CDD personal property therein from any cause. None of the personal property items shall be removed from the clubhouse.

C. Licensee must be in attendance AT ALL TIMES.

D. Licensee shall fully inspect the Clubhouse "A" party room and restrooms and the CDD personal property therein at the beginning of the term of the License and shall acknowledge, on the form provided by the District, that the facility and personal property are in good condition and repair, and the Licensee has accepted same in such good condition and repair. Anything to the contrary shall be noted on the form provided by the District and signed by both parties.

E. Licensee shall indemnify and hold the District and its Supervisors, officers, agents, and employees harmless from and against all claims, actions, proceedings, costs, damages, legal fees, and liabilities of any nature whatsoever, connected to and arising from the use of the clubhouse and related District facilities by the licensee or invitees of Licensee.

F. Licensee or another adult shall supervise all children under the age of 14 at all times while at the District facility, including the clubhouse and parking lot.

G. If decorating, no tape, tacks, glue or like items may be used on the walls, furniture, countertops, or cabinets. Nothing will be attached to the fans in any manner. Licensee and guests shall be careful with food and drink. Should a spill occur, District staff shall be notified immediately and Licensee shall immediately clean up the spill.

H. Licensee shall clean up the Clubhouse "A" party room and restrooms in accordance with a cleaning checklist provided by District staff. Such cleaning shall be completed during the term of the license. The cleaning checklist shall be completed and signed by the Licensee and by the District staff.

I. At the conclusion of the function/event, District staff, in the presence of the Licensee, shall complete a form indicating the condition of the clubhouse and personal property, which will be signed by the Licensee and the District staff.

J. Licensee and guests are prohibited from engaging in the following activities:

1. Consumption or possession of alcoholic beverages anywhere on District property.
2. Smoking, or use of confetti or glitter inside the building.
3. Using the exercise room.
4. Roughhousing, lewd behavior, or profane language.
5. Exceeding room capacity of 60 persons.
6. Engaging in any religious ceremonies/rituals.
7. Live entertainment not approved by the Operations Manager in advance.
8. Disobeying directions of CDD Staff.
9. Use of the pool, pool deck, courts and playground.
10. Use of the grills.

K. CDD staff may terminate the function, without return of fee and/or deposit, if the licensee or guests fail to comply with any provisions of this license.

5. Deposit: Licensee herewith deposits the sum of _____ as a security for the performance of all Licensee obligations hereunder, without limiting the rights of the CDD to seek other remedies available to it for the breach of such obligations by the Licensee. If the Licensee does not breach the contract and there is no damage to the clubhouse or the personal property, the deposit will be refunded by the District. However, violation of any of the provisions of this contract may result in forfeiture of part or all of the deposit. If the full deposit is not returned the District Operations Manager will notify the Licensee of the reason(s) for forfeiture.

6. No Transfer: The License shall be for sole and exclusive use of Licensee and shall not be assigned or transferred without the prior written consent of the District. A transfer or assignment of all or any part of the License shall cause the License to become void.

7. Entire Agreement: This is the entire Agreement of the parties and may not be altered or amended except in a writing signed by both parties.

Dated as the _____ day of _____.

District

Licensee

Meadow Pointe Community Development District

(Printed Name of Licensee)

(Address of Licensee)

By: _____
District Representative

By: _____
Licensee